



FOUNDATION SEASONAL MAINTENANCE CHECKLIST

Regular seasonal maintenance can help prevent foundation problems and protect your home year-round.

PROPERTY ADDRESS: _____ DATE: _____

SPRING CHECKLIST

	Inspect gutters and downspouts. Ensure they are clean and direct water away from your foundation.	☐
	Check grading around your home. Soil should slope away from the foundation at least 6 inches for the first 10 feet.	☐
	Inspect exterior walls and foundation. Look for new cracks, gaps, or signs of movement.	☐
	Test outdoor faucets and sprinkler systems. Fix any leaks that could lead to excess moisture.	☐
	Check trees and shrubs near foundation. Trim back roots and branches that could affect your foundation.	☐

SPRING TIP: Heavy spring rains can saturate the soil. Proper drainage is key to preventing foundation movement.

SUMMER CHECKLIST

	Monitor soil moisture levels. Dry, hard soil can shrink and cause foundation movement.	☐
	Water your foundation. Water deeply during dry spells to keep soil evenly moist.	☐
	Check doors and windows. Ensure they open and close properly. Look for sticking or gaps.	☐
	Inspect interior for signs of movement. Look for cracks in walls, ceilings, or around door frames.	☐
	Check crawl space or foundation vents. Ensure vents are open for proper airflow and ventilation.	☐

SUMMER TIP: Consistent moisture around your foundation helps prevent soil shrinkage and cracks.

FALL CHECKLIST

	Clean gutters and downspouts. Remove leaves and debris to prepare for winter rains.	☐
	Check and extend downspouts. Ensure downspouts extend at least 5-6 feet away from foundation.	☐
	Trim trees and remove dead roots. Prevent roots from growing toward your foundation.	☐
	Inspect foundation and brick/mortar. Address small cracks before they worsen in winter.	☐
	Insulate exposed pipes. Prevent leaks that can cause moisture issues around your foundation.	☐

FALL TIP: Preparing now can prevent costly damage during the colder months.

WINTER CHECKLIST

	Ensure proper drainage. Make sure water flows away from your foundation.	☐
	Check for ice buildup. Ice near the foundation can lead to cracks and water intrusion.	☐
	Inspect for drafts and gaps. Seal any gaps around windows and doors.	☐
	Check crawl space. Ensure vents are not blocked and the area is dry and well-ventilated.	☐
	Monitor for cracks. Cold weather can worsen small foundation issues.	☐

WINTER TIP: Freeze-thaw cycles can cause foundation damage. Keep an eye out for new cracks.



PREVENTION IS THE BEST PROTECTION
Routine seasonal maintenance helps extend the life of your foundation and avoids expensive repairs. When in doubt, get a professional inspection.



dfwfoundationrepairpros.com